



City of Fitchburg
Planning/Zoning Department
5520 Lacy Road
Fitchburg, WI 53711 (608-270-4200)

SMARTCODE NEW COMMUNITY REGULATING PLAN APPLICATION (ARTICLE 3)

1. Location of Property:

Street Address: n/a

Legal Description - (Metes & Bounds, or Lot No. And Plat): Lot 1 and OL 1 and 2 of CSM # () submitted concurrent with this Application. Parcel numbers 186002, 186602, and 187209, City of Fitchburg.

2. Community Unit Type (mark all that apply): ☐ CLD or ☐ TND or ☒ TOD

3. Applicant shall submit one or more maps, explanatory text and statistical information describing the following for each Community Unit in the Regulating Plan area:

☒
☒
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☒
n/a ☐
n/a ☐
☒
n/a ☐

1. Transect zones & allocations
2. Density calculations (anticipated)
3. Civic zones
4. Thoroughfare network (include thoroughfare types and block sizes)
5. Special Districts, if any
6. Special Requirements, if any
7. All requests for Administrative Waivers, if any
8. All requests for Administrative Approvals, if any

*** Also submit all mapping in either CADD or GIS files

4. Aerial photo of existing site

Current Owner(s) of Property: Downtown Fitchburg II LLC

Address: PO Box 7700, Madison WI 53707

Phone No.: 608.830.6300

Contact Person: Matt Schreiner, P.E.

E-mail: msch@vlerbicher.com

Address: 999 Fourier Drive Suite 201, Madison WI 53717

Phone No.: 608.821.3961

Downtown Fitchburg LLC, by: Vanta Commercial Properties LLC, its manager

Respectfully Submitted By: [Signature]

Date: 19 May 2015

Owner's or Authorized Agent's Signature: Randall J. Guntler, CEO + CFO
(If multiple owners, application shall include statement of consent by all property owners)

PLEASE NOTE – Applicants shall be responsible for legal or outside consultant costs incurred by the City. It is the responsibility of the owner/applicant to insure compliance with all local and state requirements.

*Application shall be accompanied by one (1) PDF document of complete submittal, one (1) full-size set of plans, two (2) reduced sets of plans (11" x 17"), and the required CADD or GIS files for mapping.

APPROVED

FOR CITY USE ONLY

Date Received: 5/19/2015 Permit Request No.: Article 3 Amendment 4

Comments: 1. No other permit or approval is waived or deemed satisfied except for the approval provided herein.

2. Approval is based on Article 3 Plan set dated May 19, 2015.

3. Approval is for specific amendments represented in Article 3 Plan. Prior approvals + conditions remain in effect for areas + items not modified by this amendment.

4. Depending on use, block 32 may need to be divided to conform with SmartCode zoning requirements.



N I N E S P R I N G S
Fitchburg, Wisconsin

SMARTCODE - ARTICLE 3 APPLICATION
MARCH 16, 2011

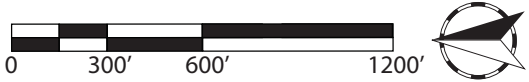
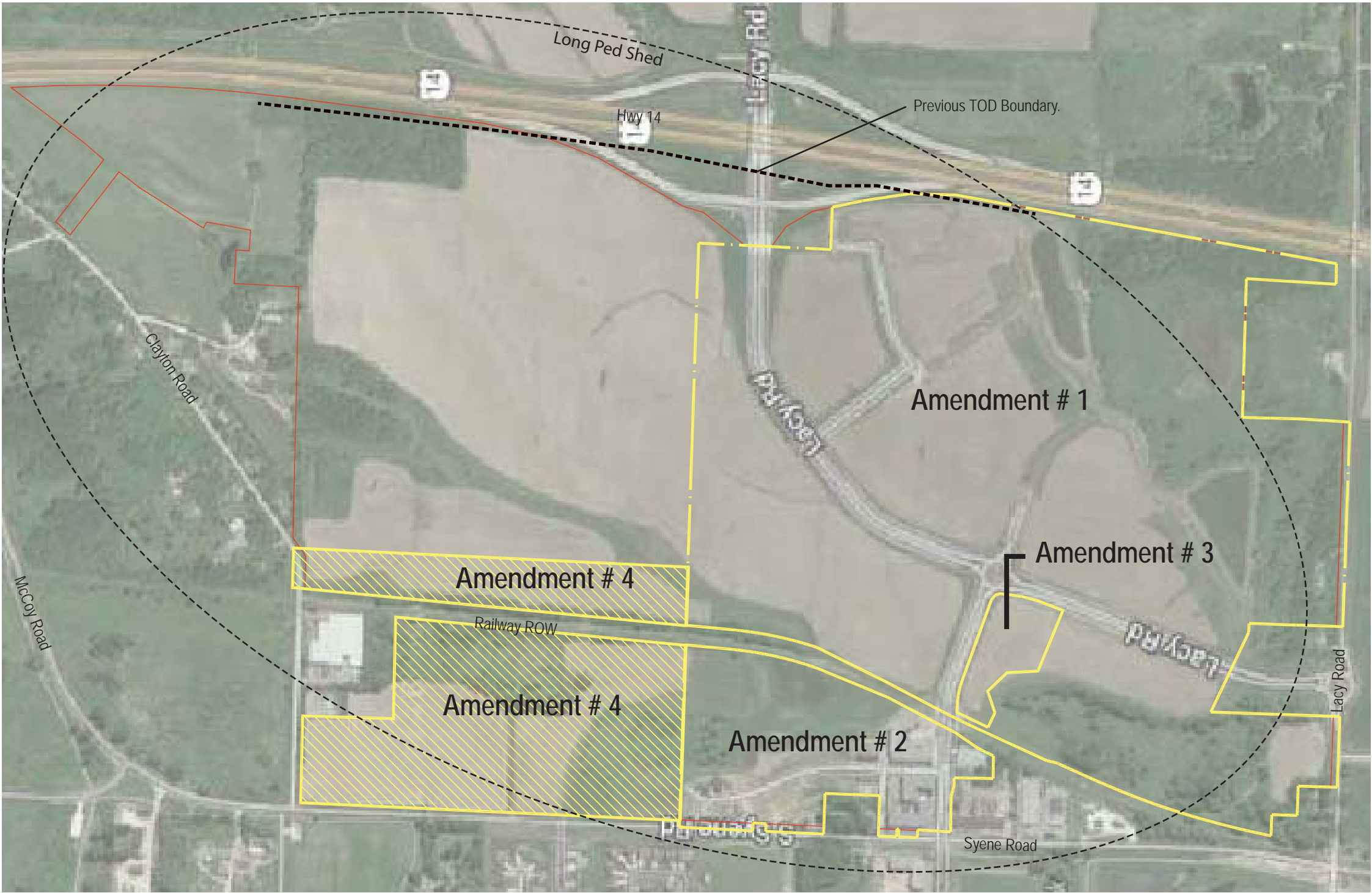
AMENDMENT FOUR - May 19, 2015

3.3.3 Transit Oriented Development (TOD)

- a. A Transit Oriented Development (TOD) shall be permitted within the G-3 Intended Growth Sector and the G-4 Infill Growth Sector.
- b. A TOD within the G-3 Intended Growth Sector shall be structured by one Long Pedestrian Shed or Linear Pedestrian Shed and shall consist of no fewer than 80 acres and no more than 640 acres.
- c. A TOD shall include Transect Zones as allocated on Table 2a and Table 3.
- d. For larger sites, a TOD may be adjoined without buffer by one or more TNDs, each subject to the individual Transect Zone requirements for TND as allocated on Table 2a and Table 3. The simultaneous planning of adjacent parcels is encouraged.
- e. Any TOD on an existing or projected Transit network is permitted the higher Density represented by the Effective Parking allowance in Section 5.9.2d.

Neighborhood Area = 376.0 acres

..... TOD Boundary



3.4 TRANSECT ZONES

3.4.1 Transect Zones shall be assigned and mapped on each New Community Regulating Plan according to the percentages allocated on Tables 2a and 3.

Tables 2 & 9 Requirements for a TOD:

TABLE 3-A TRANSECT ZONE PERCENTAGE					
T-zone	T3	T4	T5	SD1	Total
Acres	6.0	44.3	95.5	51.9	196.0*
Required	20% max.	20 – 50%	40 – 60%	30% max.	
Provided	3.1%	22.6%	48.7%	26.5%	100%

* net site area

3.4.3 Transect zones shall, to the extent practical, be designed so that the same Transect zone designation is on opposite sides of a primary thoroughfare. Where this is not practicable, such arrangement shall be limited to no more than 15% of the respective Transect zone block perimeter, unless a greater level is allowed by Administrative Waiver.

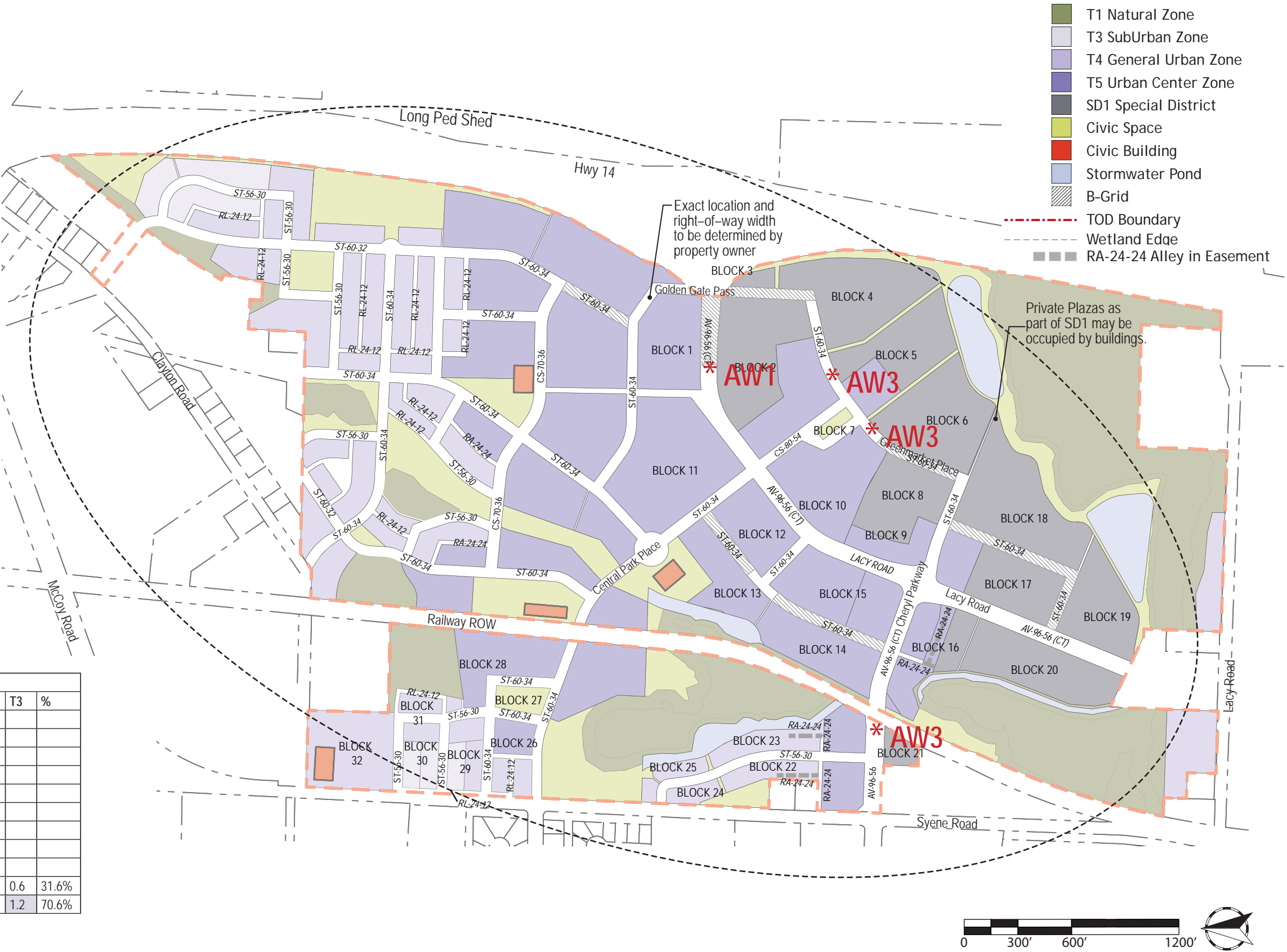
* Administrative Waiver #1 (prior approval) for SD1 across from T5 along Lacy Road. More of this area is now matching.

* Administrative Waiver #3 (prior approval) for SD1 across from T5 along Greenmarket Place and Cheryl Parkway.

TABLE 3-C UNMATCHED TRANSECT ZONES			
T-zone	Perimeter	Unmatched	%
SD1	20,173	3,081	15%
T5	40,941	1,722	4%

3.4.5 Where more than one type of Transect Zone of T3, T4, or T5 exists in a block, the Transect Zone with the greatest area in the block shall be used to determine the maximum block perimeter. If equal, the lower Transect Zone number shall control.

TABLE 3-D SPLIT BLOCK T-ZONE AREA									
Block #	Total Area	SD	%	T5	%	T4	%	T3	%
2	10.5	6.5	62.1%	4.0	37.9%				
5	6.9	5.5	79.3%	1.4	20.7%				
8	4.5	2.8	61.0%	1.8	39.0%				
9	3.2	1.4	45.1%	1.8	54.9%				
16	4.2	1.1	25.9%	3.0	71.9%				
17	5.2	3.7	71.1%	1.5	28.9%				
22	3.0			1.6	53.3%	1.4	46.7%		
23	3.3			1.4	42.4%	1.9	57.6%		
26	2.01			1.02	50.7%	0.99	49.1%		
29	1.9					1.3	68.4%	0.6	31.6%
30	1.7					0.5	29.4%	1.2	70.6%



3.5 CIVIC ZONES

3.5.1 General

d. A Civic Zone(s) shall not occupy more than 20% of a Pedestrian Shed, otherwise it is subject to the creation of a Special District.

No single Civic Space exceeds 2.94% of the Pedestrian Shed.

3.5.3 Civic Space (CS) Specific to T3–T5 Zones

a. Each Community Unit shall assign at least 5% of its Urbanized area to Civic Space.

see 3.5.3f on page 5 for calculation.

b. Civic Spaces shall be designed as generally described in Table 8, approved by Administrative Approval, and distributed throughout Transect Zones as described in Table 2e.

See page 5 for details.

#13: Conservancy – 2.04 acres – Table 8 specifies that Conservancy should be a minimum of 8 acres.

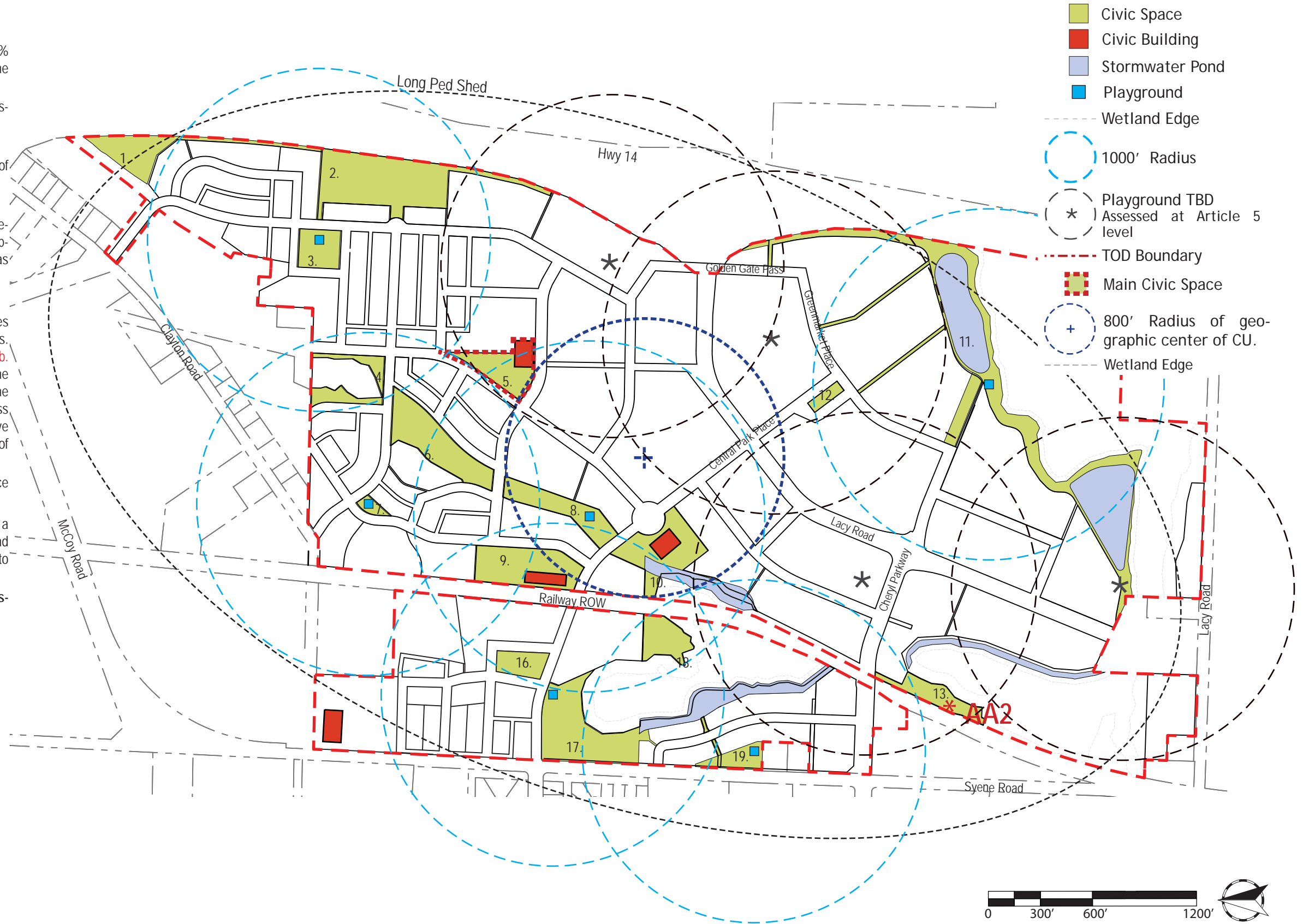
* Admin Approval #2 (prior approval) as per 3.5.3.b.

d. Each Community Unit shall contain at least one Main Civic Space located within 800 feet of the geographic center of each Community Unit, unless a greater distance is approved by Administrative Waiver. A Main Civic Space shall conform to one of the types specified in Table 8d – 8f.

#5 meets the requirement for the Main Civic Space for the Community Unit.

e. Within 1,000 feet of every Lot in Residential use, a Civic Space designed and equipped as a playground shall be provided. A playground shall conform to Table 8g.

Playground Locations shall be more closely assessed at the Article 5 level.



3.5.3 f. Each Civic Space shall provide frontage of its perimeter on a thoroughfare in accord with the following:

i. Types 8c – 8f used to meet the minimum 5% required Civic Space under 3.5.3(a) shall provide a minimum of 50%;

TABLE 5-A PRIMARY CIVIC SPACE PERIMETER			
CS	Area	Permitted Area	Thoroughfare Perimeter %
3. Square	1.32	.5 - 5	100%
4. Green	1.21	.5 - 8	78%
5. Plaza	1.97	.25 - 2	55%
6. Green	3.18	.5 - 8	59%
7. Playground	0.29	n/a	63%
8. Playground	2.05	n/a	15%
9. Square	3.12	.5 - 5	51%
11. Green	5.59	.5 - 8	15%
* Administrative Waiver #4 (prior approval), thoroughfare perimeter.			
12. Plaza	0.30	.25 - 2	100%
13. Conservancy	2.04	8 min.	2%
14. Square	0.95	.5 - 5	100%
16. Conservancy *AA5	2.20	8 min.	0%
17. Playground	0.89	n/a	39%
Total	25.11		
Urbanized Area	196.0		
Civic Area	12.8%		

ii. Types 8c – 8f shall provide a minimum of 20% when in addition to the minimum Civic Space;

TABLE 5-B SECONDARY CIVIC SPACE PERIMETER			
CS	Acres	Permitted Area	Thoroughfare Perimeter %
1. Green	2.18	.5 - 8	41%
2. Green	5.78	.5 - 8	40%
10. Square	2.93	.5 - 5	22%
15. Neighborhood Park	4.21	4 - 5	42%

NOTE: Hwy. 14 is counted as a Thoroughfare perimeter for Civic Space 1, 2, and 11. The rationale is the visibility of the space is greatly enhanced by the frontage, and thus increases the use by the entire community. This was previously approved in the March 16 application.

g. Neighborhood Parks, as identified in Tables 8b & 8c, may be permitted in Transect Zone T5 by Administrative Approval.

TABLE 5-C Neighborhood Park			
CS	Acres	Permitted Area	Thoroughfare Perimeter %
15. Neighborhood Park	4.21	4 - 5	42%

TABLE 5-D ALL CIVIC SPACES				
Number	Type	T-zone	Table 8 T-zones	Area
1.	Green	T3	T3, T4	2.18 acres
2.	Green	T4	T3, T4	5.78 acres
3.	Square	T4	T4, T5	1.32 acres
4.	Green	T4	T3, T4	1.21 acres
5.	Plaza	T5	T5	1.97 acres
6.	Green	T4	T3, T4	3.18 acres
7.	Playground	T4	all	0.29 acres
8.	Playground	T5	all	2.05 acres
9.	Square	T5	T4, T5	3.12 acres
10.	Square	T5	T4, T5	2.93 acres
11.	Green	SD	T3, T4	5.59 acres
12.	Plaza	T5	T5	.30 acres
13.	Conservancy	T1	T1, T2, T3	2.04 acres
* Administrative Approval #2 (prior approval)				
14.	Square	T6	T4, T5	0.95 acres
15.	Neighborhood Park	T4	T1, T2, T3, T4	4.21 acres
16.	Conservancy	T1	T1, T2, T3	2.20 acre
17.	Playground	T4	all	0.89 acres
perimeter is 1,375 ft.. – 61% of which is T1				
* Administrative Approval #5 (prior approval) per 3.5.3.b.				

Total Civic / Park Space 40.21 acres
Urbanized acres 196.0
Urbanized area % Civic/ Park 20.5%
Urbanized area % Civic 12.8%



3.5.4 Civic Buildings (CB) Specific to T3-T5 Zones

a. The applicant shall covenant to construct a Meeting Hall or a Third Place within one block of the Main Civic Space of each Community Unit. Its corresponding Public Frontage should be equipped with a shelter and bench for a transit stop.

#1. Meeting Hall or Third Place

b. One Civic Building Lot shall be reserved for an elementary school. It shall be reserved up to five (5) years after the date of Common Council acceptance of public improvements for the phase in which it is located for the construction of a neighborhood school. After this period of time the developer, if unused may sell it. The school site may be within any Transect Zone except T1.

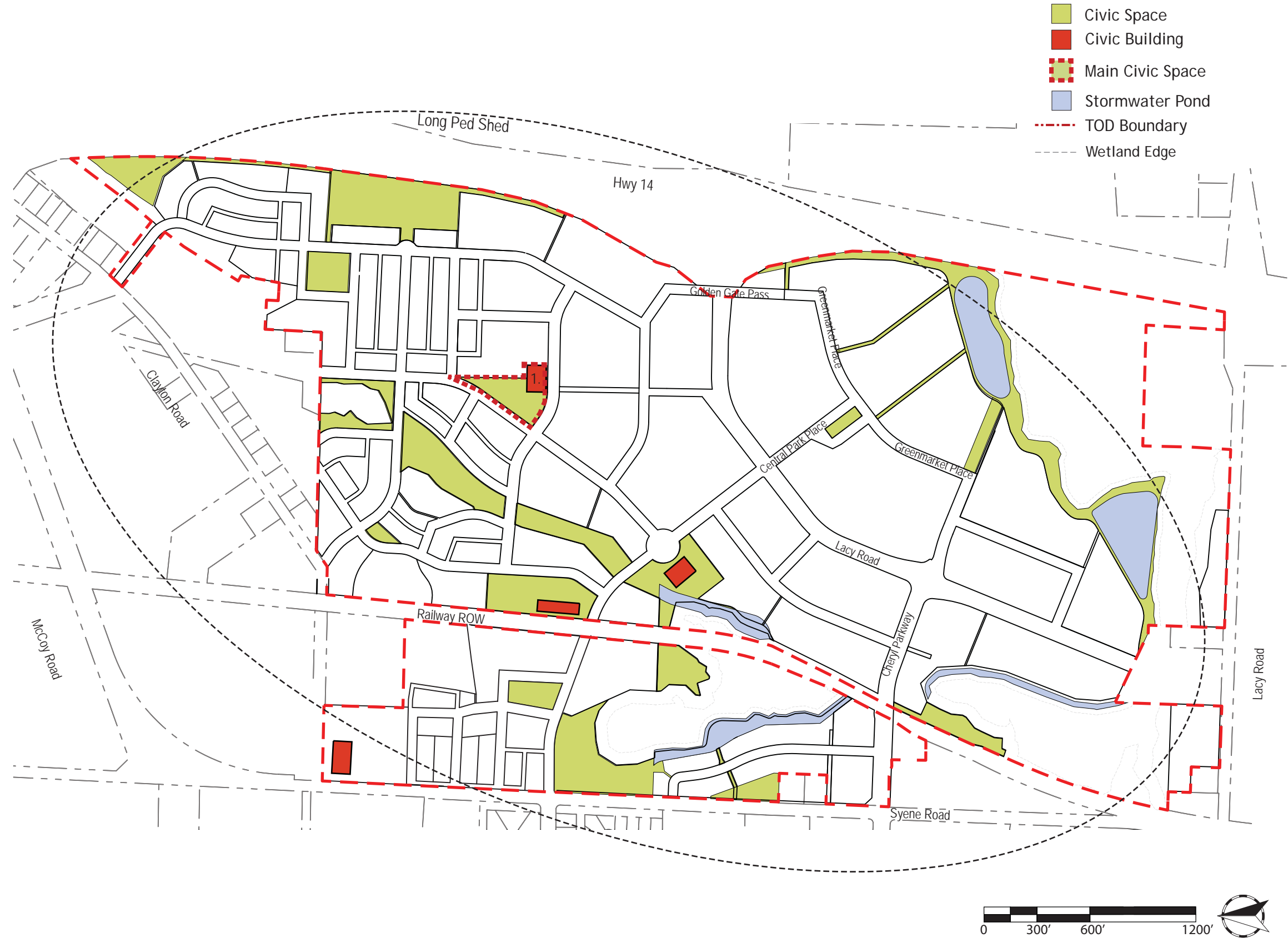
*Administrative Waiver (rezoning) for 3.5.4.b. (prior approval)

c. Civic Building sites should not occupy more than 20% of the area of each Pedestrian Shed.

Civic Building sites total 13.26 acres or 6.7% of the Net Site Area.

d. Civic Building sites should be located within or adjacent to a Civic Space, or at the axial termination of a significant Thoroughfare.

All Civic Building sites are located within or adjacent to a Civic Space, and the Meeting Hall or Third Place is also the axial termination of a thoroughfare with views from Lacy Road. The future train station is a deflected vista from westbound Ninebark, and the civic building at the roundabout on Ninebark terminates the major southbound thoroughfare from the northern neighborhood.



3.7 THOROUGHFARE STANDARDS

3.7.1 General

c. Thoroughfares shall be designed in context with the urban form and desired design speed of the Transect Zones through which they pass.

f. Thoroughfares shall connect wherever possible to those on adjacent sites. Cul-de-sacs shall be subject to approval by Administrative Approval to accommodate specific site conditions only.

g. See page 8.

h. Thoroughfares along a designated B-Grid may be exempted by Administrative Waiver from one or more of the specified Public Frontage or Private Frontage requirements. See Table 14.

k. Thoroughfare types ST-45-22 and AV-80-40 shall only be used where approved by the Fitchburg Fire Chief.

3.7.2 Vehicular Lanes

b. A bicycle network consisting of Mountain Bike Trails, Bicycle Routes, Shared Use Trails, Shared Use Paths, Bicycle Lanes, Bicycle Boulevards, Cycle Tracks, and Shared Use Lanes should be provided throughout as defined in Article 6 Definitions of Terms and allocated as specified in Table 2d with context-appropriate bikeway enhancements as specified in Table 2A.

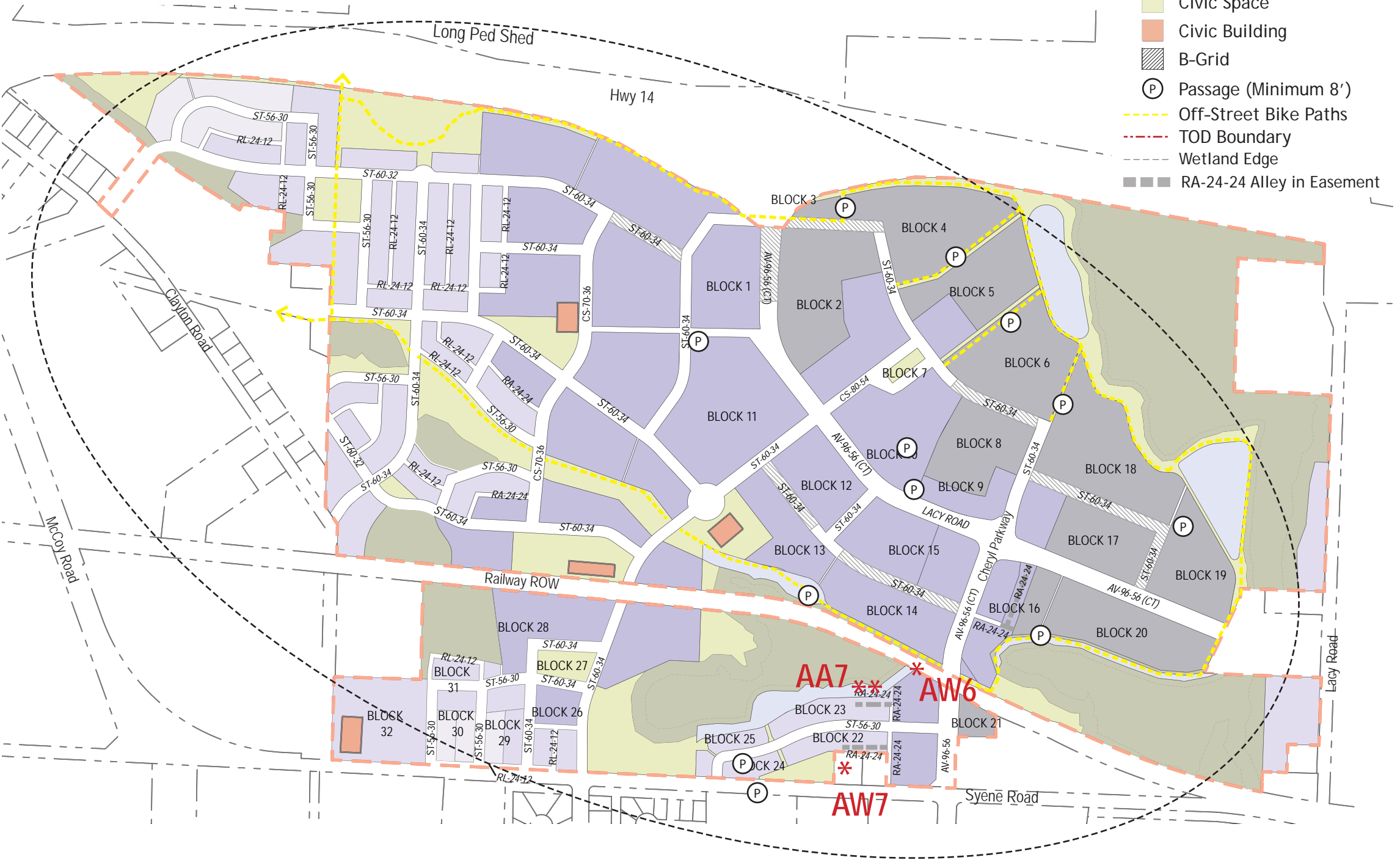
3.9 SPECIAL REQUIREMENTS

3.9.1a. ...The Frontages assigned to the B-Grid shall not exceed 30% of the total length of Frontages within a Community Unit.

TABLE 7-A B-GRID FRONTAGE	
Total Frontages	67,708
B-grid Frontages	14,402
B-grid Percentage	21.3%

* Administrative waiver # 6 (prior approval) for 18' width.

** Administrative approval #7 (prior approval) for RA in/adjoining T4.



3.4 TRANSECT ZONES

3.4.5 Where more than one type of Transect Zone of T3, T4, or T5 exists in a block, the Transect Zone with the greatest area in the block shall be used to determine the maximum block perimeter. If equal, the lower Transect Zone number shall control.

3.7 THOROUGHFARE STANDARDS

3.7.1 General

e. The Thoroughfare network shall be designed to define Blocks not exceeding the size prescribed in Table 2c. ...Block perimeter at the edge of the development parcel shall be subject to approval by Administrative Approval. Block perimeters may be reduced by Passages not more than 20% of each Transect Zone.

TABLE 8-A TABLE 2C BLOCK PERIMETERS	
T3	2400 feet max
T4	2300 feet max
T5	2050 feet max*
SD	3000 feet max

*2500 feet max with parking structures

TABLE 8-B SPLIT BLOCKS					
Block #	T3	T4	T5	SD1	Perimeter max.
2			4.0	6.5	3000
5			1.4	5.5	3000
8			1.8	2.8	3000
9			1.8	1.4	2050
16			3.0	1.1	2050
17			1.5	3.7	3000
22		1.4	1.6		2050
23		1.9	1.4		2300
26		0.99	1.02		2050
29	0.6	1.3			2300
30	1.2	0.5			2400

g. Each Lot shall Enfront a vehicular Thoroughfare, except that 20% of the Lots within each Transect Zone may Enfront a Passage or a Civic Space.

TABLE 8-C PASSAGE LOTS			
T-Zone	Area	Area of Lots not facing Thoroughfare	Percentage
T4	39.5	.5	1.3%
T5	95.6	3.4	3.6%
SD1	52.0	1.4	2.7%

TABLE 8-D PASSAGE REDUCTION			
T-Zone	Block Perimeter	Perimeter Reduced by Passage	Percentage
T4	28,723 ft	386 ft	1%
T5	39,559 ft	4,682 ft.	12%
SD1	20,059 ft.	5,108 ft.	25%

*Admin Approval #6 (prior approval) as per 3.7.1.e.
* NOTE: The Passages in Block 10 are place holders for future block division. It is anticipated



this block will be finer grained as end users are identified. This will change the SD1 Passage reduction percentage to 15%.
* Administrative Waiver # 5 (prior approval) for block perimeter
* Administrative Waiver # 6 (prior approval) for pavement width of RA-24-24 in Block 23.

* Administrative Waiver #7 (prior approval) for Lot Width of Lots 24, 25, and 33 in Uptown Village.
* Administrative Waiver #8 Requested for Block Perimeter- Block 28.

3.8 DENSITY CALCULATIONS

3.8.1 The Net Site Area shall be allocated to the various Transect Zones according to the parameters specified in Table 2a.

See page 3.

3.8.2 Base Residential Density shall be expressed in terms of housing units per acre as specified for the area of each Transect Zone by Table 2b.

TABLE 9-A. DENSITY CALCULATIONS					
	Area	DUA net Table 2b		Dwelling Units	
	ac.	min	max	min	max
T3	6.0	3	8	18	48
T4	44.3	6	12	265	531
T5	95.5	12	n/a	1146	n/a
SD1	52.0	n/a	12	n/a	(624 x 20%) 125
Total				1,429	1,850 +

3.8.3 The housing and other Uses for each Transect Zone shall be subject to further adjustment at the building scale as limited by Table 19, Table 20 and Section 5.9.

